

LET PROPERTY PACK

INVESTMENT INFORMATION

Hammond Street,
Huddersfield, HD2

226446090

 www.letproperty.co.uk





Property Description

Our latest listing is in Hammond Street, Huddersfield, HD2

Get instant cash flow of **£849** per calendar month with a **7.1%** Gross Yield for investors.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Hammond Street,
Huddersfield, HD2

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £849

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£7,510
Legal Fees	£1,000.00
Total Investment	£44,260.00

Projected Investment Return



The monthly rent of this property is currently set at £849 per calendar month.

£ 849

Returns Based on Rental Income	£849
Mortgage Payments on £107,250.00 @ 5%	£446.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£84.90
Total Monthly Costs	£546.78
Monthly Net Income	£302.23
Annual Net Income	£3,626.70
Net Return	8.19%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,928.70**
Adjusted To

Net Return **4.36%**

If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income **£1,481.70**
Adjusted To

Net Return **3.35%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £140,000.




2 bedroom terraced house for sale + Add to report

Ball Royd Road, Fartown, Huddersfield, HD2

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 9 Feb 2026 by Whitegates, Huddersfield, Brighouse & Holmfirth

£140,000



2 bedroom terraced house for sale + Add to report

Fartown Green Road, Huddersfield

NO LONGER ADVERTISED

Marketed from 12 Jun 2025 to 16 Jul 2025 (34 days) by Smart Properties HD, Huddersfield

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom end of terrace house

+ Add to report

Saunders Close, Huddersfield, West Yorkshire, HD3

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Apr 2026 by Reeds Rains, Huddersfield



£895 pcm

2 bedroom end of terrace house

+ Add to report

Heatherfield Crescent, Marsh, Huddersfield, Kirklees, HD1

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2026 to 10 Apr 2026 (49 days) by Whitegates, Huddersfield, Brighouse & Holmfirth

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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